

COVINGTON ESTATES (01-41)

Mr. Ross Winglovitz appeared before the board for this proposal.

MR. PETRO: Covington Estates proposed condominium units. We've seen this a number of times. It is located in R-5, the board should verify that SEQRA has been completed for this application. Where are we with that?

MR. WINGLOVITZ: I think it was completed last June, I think it was.

MR. EDSALL: Yeah, just wanted to get a date on record, I didn't have it.

MR. WINGLOVITZ: Last June I think because the last issue was a DOT letter and that's when we got the DOT sign-off on the traffic.

MR. PETRO: We have not declared a negative dec.

MS. MASON: We took lead agency.

MR. EDSALL: I wasn't quite sure we had.

MR. WINGLOVITZ: I think we did, yeah, because I'm sure we did, if you go back to the meeting and look at the minutes of the meeting, I know we took the motion.

MR. PETRO: She'll go over it. How have you updated this plan since the last time we've seen it, pretty much?

MR. WINGLOVITZ: Pretty much exactly what you've seen, yes, we saved the stone walls and reconstructed stone walls that you asked about and reconstructed stone walls at the entrance and I think those are the major comments and the dumpster enclosures have been shown and detail as the way you like it. And other than that, we spent five months getting Health Department

approval for the water on the project.

MR. PETRO: Now, as it stands now, I think the water basically is the last issue I think pretty much we're through planning board as far as our technical review would be other than some, we'll see if she finds it or not, there's two issues, one, I think you still need to be put into a water district, A, and then B, we have the water moratorium which is in place at this time and it's indefinite, so you have two basic hurdles before I'm requested we grant final approval. Okay, so I really can't go anywhere until A, I need you to be put into the water district and I don't think that's a problem, frankly, I think that's figuring out just what to do there and two, we need to once the water moratorium is lifted, then at that point, I would do one more meeting, you'd have to come back in and do a final approval. The only, unfortunately, Mark, correct me if I'm wrong or Andy, obviously, if there's any new State Regulations or impositions that you have to do in that meantime, we have no control over that so we're not waiving those things, I don't know that that would happen or not happen. Years ago, they said that any disturbance over five acres you had to do a soil erosion plan.

MR. WINGLOVITZ: It's down to one acre now and we've done all the studies in accordance with the new requirements.

MR. PETRO: Something like that could come up again and you'd be required to do that in the meantime because you don't have a stamped plan. You understand that?

MR. WINGLOVITZ: Right.

MR. PETRO: He's showing me something he wants me to read. Well, we're not going to, you wouldn't fall into the, showing me where you have 180 days.

MR. WINGLOVITZ: If it was a conditional site plan approval.

MR. PETRO: We're not going to go that far.

MR. WINGLOVITZ: That's where we were going, we weren't asking for final approval because we know that we need to have the water district extension.

MR. PETRO: I want you to get into the water district first and then when the water moratorium is lifted, come back in and we can look at it for the final approval. No sense in doing it in reverse. What's this here? We did a negative dec on October, 9 2002, so you were correct, so I don't think there's much left of anything frankly.

MR. CAPPELLO: Can we just get a recognition that water is the last issue so I mean water and--

MR. PETRO: By virtue of what I just said it's basically that.

MR. WINGLOVITZ: And any changes.

MR. PETRO: Any changes that are outside our agency or what we can control, that's the point I was just trying to make, you run that risk just by virtue of being in New York State and having time pass, you know, laws change all the time. Mark, do you have anything to add to any of that?

MR. EDSALL: No, I mean, and obviously, there's two ways to deal with it and the board is clear as to which way you want to move forward.

MR. PETRO: I'm moving forward in that manner because I was told to so if you have any beef about it, feel free to go talk to the people who give me instructions but that's the way we're going to handle it, we're not going to hand out conditional approvals and I kind of agree to a point that they could be used as ammunition saying look, I have an approval here, give me my water. So now we're going to do it in reverse and when this is

lifted, when it's available, then we'll look at it at that point. But to me, you asked me a blunt question, I think you're at that point. Any of the members disagree? I think we looked at it a number of times, the water is the issue, I think you have certainly met everything that we've asked with my little pet road that doesn't go anywhere, you've done a good job and I think that it's ready to go when the time comes.

MR. WINGLOVITZ: Thank you.